

UNIFIED LAND DEVELOPMENT CODE
Chapter 2. Zoning
Article 2.2. Conventional Zoning Districts
Division 2.2.2. Residential

Section 2.2.2.6. Residential Multifamily (RMF)

- (a) *Intent.* The purpose and intent of this district is to offer low-or high-density residential with emphasis on multifamily use.
- (b) *Permitted Uses (P) and Structures:*
 - (1) Duplex.
 - (2) Multifamily.
 - (3) Single-family attached.
 - (4) Assisted living facility, nursing home.
 - (5) Community residential home.
 - (6) Emergency services.
 - (7) Family day care home.
 - (8) Park, public or not-for-profit.
- (c) *Permitted Accessory Uses and Structures.*(For additional conditions, see Article 3.1. Accessory Uses and Structures.)
- (d) *Conditional Use (C):* (For rules and regulations for any use designated as a Conditional Use, see Article 3.2. Conditional Uses.)
 - (1) Boarding, rooming house.
 - (2) Transitional housing.
 - (3) Telecommunications facility, 50 feet or less in height. (see (see Division 3.6.3. Biofuel Production, Storage)
 - (4) Bed and breakfast, 1 or 2 bedrooms.
 - (5) Home occupation Type 1. (see Article 3.4. Home Occupations)
- (e) *Prohibited Uses and Structures.* Any use or structure not expressly or by reasonable implication permitted herein or permitted by special exception shall be unlawful in this district, including mobile homes and private clubs not otherwise permitted, or permitted by special exceptions.
- (f) *Special Exceptions (S):* (For procedure see Division 1.1.5. Special Exceptions.)
 - (1) Emergency services.
 - (2) Yacht clubs, country clubs in conjunction with golf courses and golf courses, including executive or par-3 golf courses, but not including miniature golf courses or practice driving ranges not associated with a golf course, provided that any required parking area or building is located at least fifty (50) feet from adjacent property zoned for residential use.
 - (3) Public building.
 - (4) Elementary, middle, or high school.
 - (5) University of college.
 - (6) Community garden. (see Division 3.6.4. Community Garden)
 - (7) Telecommunications facility, greater than 50 feet in height. (see (see Division 3.6.3. Biofuel Production, Storage)
 - (8) Essential services.

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- (9) Bed and breakfast, 3 or more bedrooms.
- (10) Clubhouse, community center.
- (11) Home occupation Type 2. (see Article 3.4. Home Occupations)
- (12) Place of worship. (see Division 3.7.4. Place of Worship)
- (13) Such other uses as determined by the Zoning Official or his/her designee to be:
 - a. Appropriate by reasonable implication and intent of the district.
 - b. Similar to another use either explicitly permitted in that district or allowed by Special Exception.
 - c. Not specifically prohibited in that district.

The BZA shall review a favorable determination of the Zoning Official under this provision at the time the special exception application is presented to it. An unfavorable determination of the Zoning Official or his/her designee shall be appealable pursuant to Division 1.1.1. BZA.

(g) *Development Standards:*

	RMF- 3.5	RMF- 5	RMF- 10	RMF- 12	RMF- 15
Lot (min.)					
Area (sq. ft.)	7,500	7,500	7,500	5,000	5,000
Width (ft.)	80	80	80	50	50
Yard (min. ft)					
Front	25	25	25	25	25
Side (interior)	See below*	See below*	See below*	See below*	See below*
Side (street)	15	15	15	15	15
Rear (interior)	See below*	See below*	See below*	See below*	See below*
Rear (street)	15	15	15	15	15
Abutting water	20	20	20	20	20
Bulk (max.)					
Lot coverage	40%	40%	40%	40%	40%
Height (ft.)	60	60	60	60	60
Density (units/acre)	3.5	5	10	12	15

*Half the building height but not less than 15 feet.

Landscape buffers and screening shall be required in this district in accordance with the provisions of Article 4.7. Landscaping and Buffering, as the same shall be amended.

If the RMF district abuts a single-family district, no structure other than screening required pursuant to article XXII, chapter 3-5, of the Code, as the same may be amended, shall be erected closer to the abutting single-family zoned property than twenty-five (25) feet or the building height, whichever is greater.

Where properties lie anywhere on a barrier island or within one thousand two hundred (1,200) feet of the water of Charlotte Harbor, the Gulf of Mexico, Lemon Bay, Gasparilla Sound, Placida Harbor, Red Fish Cove, the Myakka River, the Peace River, or Coral Creek, structures must also be constructed in accordance with Article 4.12. Waterfront Property.

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- (g) *Signs.* Signs shall be in accordance with Article 4.10. Sign Code.
- (h) *Off-street parking.* Off-street parking shall be in accordance with Article 4.9. Parking Standards.

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